

**DOWNTOWN COMMITTEE MEETING
APRIL 23RD, 2010, 9:00A.M.**

SIGN IN

BRENDA WHITAKER

TANJA COOK

DAN McDOWELL

JOHNATHON FERRY

JACK JENKINS

STEVE WILLAREDT

WHITAKER CALLED MEETING TO ORDER.

DISCUSS 1324 AND 1329 NIEDRINGHAUS AVENUE

JON FERRY ADDRESSED COMMITTEE ABOUT 3 POTENTIAL BUYERS FOR THE GARDIAN BUILDING. KIT GITCHO FOR \$50,000. JENNIFER KOWAN FOR \$60,000. BILL TINDALL FOR \$65,000. ALL FOR THE GUARDIAN BUILDING.

JENNIFER KOWAN IS NOW INTERESTED IN THE RALPH BUILDING AND NOT GUARDIAN, NOW THAT THE WIRED WEDGE IS NO LONGER THEIR, SHE WOULD LIKE TO OPEN A BISTRO, MIRCO BREWERY CALLED THE JUDGES CHAMBERS.

THE THIRD GROUP, JAZZ CLUB, WITH RESIDENCE UPSTAIRS, AND WOULD LIKE TO ENTER INTO A CONTRACT. 3PERSON,LLC. JON FERRY WILL GET TANJA COOK THE INFO FOR CONTRACT.

JON FERRY DISCUSSED THE ELKS BUILDING. MINISTER ROY BOYER WAS INTERESTED BUT BACKED OUT. HE DISCUSSED ANOTHER POTENTIAL BUYER. THE BUYER GAVE A \$500 DEPOSITE, THAY WAS PLANNING ON PUTTING A DISTILLERY/ CAFE/RESTURANT/GIFT SHOP/SMALL BAR, PLUS DISTRIBUTION OF PRODUCT VODKA, RUM, WHISKEY. NEW OWNER SAID DISTILLERY WOULD DRAW FOOT TRAFFIC AND TAX REVENUE FOR THE CITY. BUYER OFFERING \$15, 000 FOR PRICE BUILDING, GRANDFATHERED SPRINKLER SYSTEM, AND JUST REPAIR THE FIRE ESCAPE IT'S NOT UP TO CODE, AND REPAIR AFTER THEY REDO THE SECOND FLOOR. THE BUYER WOULD PUT IN A LOADING DOCK, CUT HOLE IN THE FLOOR SO CUSTOMERS COULD SEE THE DISTILLARY PROCESS. ALSO DISCUSSED THE PROBLEM WITH THE FIRE-ESCAPE. BUILDING SAFETY WAS DISCUSSED, FIRE SAFETY, ASBESTOS THAT WAS CLEANED UP. PIGEON PROBLEM AND COST OF CLEAN UP.

JON FERRY DISCUSSED FINANCING TIF, LEO KONZEN TO DRAW UP AN AGREEMENT, THE BUYER WOULD PUT DOWN 33% CASH, REST WOULD BE A LOAN.

BUYER ASKING FOR ZONING PERMITS, USE OF CITY DUMP TRUCK, AND THEY WOULD PAY FOR DUMPING FEES. COMMITTEE DISCUSSED CONCERNS IF BUSINESS DOESN'T SUCCEED THAT THEIR WOULD BE A BIG WHOLE IN THE FLOOR, AND BACK WALL BUILDING IS NOT HANDICAPPED ACCESSIBLE.

BRENDA WHITAKER AND TANJA COOK DISCUSSED THE SPRINKLER SYSTEM DON'T THINK THE SPRINKLER SYSTEM CAN BE GRAND-FATHERED IN AND OTHER CONCERNS. THAT TANJA COOK WOULD CHECK INTO. JOHN FERRY DISCUSSED CLEAN UPCOST FROM PIGEONS. POTENTIAL BUYER IS MASTER MIND VODKA. TANJA COOK DISCUSSED CONTRACT, SELLING PRICE OF \$65,000. COMMITTEE DISCUSSED LICENSES, AND SAFE GUARDS, CONCERNS ABOUT LIQUOR LICENSES, DISTRIBUTOR.

DISCUSSION ON WIRED WEDGE, THAT THERE MIGHT BE LEGAL ACTION TAKEN AGAINST THE OWNER OF THE BUILDING. JON FERRY AND COMMITTEE DISCUSSED CONCERNS ABOUT THE RALPH BUILDING, THE WIRING, WINDOWS, POWER METER AND PERMITS. DISCUSSION ABOUT THE OWNERS CREDIBILITY. TANYA COOK WAS CONCERNED WITH THE FACT THAT THEY WERE ABLE TO OPEN WITH SO MANY THINGS WRONG WITH THE BUILDING. STEVE WILLAREDT SAID MR. MEEKER WAS ISSUED CITITATIONS. OWNER WAS IN BUILDING AND ZONING, HAS ORDERED WINDOWS, BUT OWNER OWES SEWER SO WASN'T ISSUED PERMIT AT THIS TIME. STEVE WILLAREDT DISCUSSED ELECTRIC AND FUSES, HOT WATER HEATER, GREASE TRAP. STEVE WILLAREDT AND TANJA COOK DISCUSSED LEGAL POSITION OF THE CITY. COMMITTEE DISCUSSED THE OWNER HAS HAD 3 YEARS TO UPDATE THE BUILDING, AND THE ONLY THING HE HAS DONE IS TO PAINT THE WINDOWS BLACK, WHICH HE WAS ADVISED AGAINST.

FERRY SAID TONY AEILO HAS 60 DAY TO COMPLY WITH HIS CONTRACT.

MOTION BY DON THOMPSON, SECONED BY JACK JENKINS TO ADJOURN.
MOTION APPROVED.